
Delegated report Officer: Teresa Turner

Application ref. DMPA/2020/0097

The erection of a replacement side extension at Mitre Cottage, Mitre Drive, Repton, Derby, DE65 6FJ

Valid date: 20/01/2020

Consults expired: 28/02/2020

EIA development? No

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

There is no planning history that is of relevance to the current proposal.

Responses to consultations and publicity

The Conservation Officer has no objection to the proposed development, and no conditions are recommended following the submission of details of the proposed render texture/finish and colour.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

- 2016 Local Plan Part 1 (LP1): Policy S2 (Presumption In Favour of Sustainable Development), Policy SD1 (Amenity & Environmental Quality), Policy BNE1 (Design Excellence), Policy BNE2 (Heritage Assets)
- 2017 Local Plan Part 2 (LP2): H27 (Residential extensions and other householder development), BNE10 (Heritage)

The relevant local guidance is:

- South Derbyshire Design Guide Supplementary Planning Document (SPD)
- Repton Conservation Area Character Statement 2014 (CACS)
- Parish of Repton Neighbourhood Development Plan 2016 – 2028 (SPD)

The relevant national policy and guidance is:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

Planning considerations

Taking into account the application made, the documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issue(s) central to the determination of this application is/are:

- The impact on the character and appearance of the conservation area; and
- The impact on the living conditions of the adjoining properties and the general character and appearance of the area.

Planning assessment

The impact on the character and appearance of the conservation area

Mitre Cottage, indeed Mitre Drive itself, did not exist at the time of the 1924 OS mapping. From the style of the building it likely dates to either the late 1930's or the immediate post-war period. The Mitre Girls Boarding House was built on Mitre Drive in 1937 and it seems likely that other housing along the Drive was developed at a similar time.

The supporting Design and Access Statement identifies the property as an example of the Arts and Crafts Style. That style had its roots in the 19th century as both an architectural style and a philosophical movement with a heyday from the 1870's through to the early years of the 20th century. The style was popular, particularly for dwellings, however a tight adherence to the philosophy behind the style was costly and builders quickly began to explore ways of creating something of similar appearance but using mass produced materials which would have been abhorrent to the founders of the Arts and Crafts movement. As a consequence the style gradually transitions into a number of daughter styles with some similar characteristics including the Domestic Revival style of which this property is an example.

The property is set well back from the roadside with a dense screen of trees and hedge planting along its frontage where only the driveway provides an opportunity to view the building from the public realm, this view focuses on the western end of the front elevation where the tall chimney stack rising from the western wall of the house forms a striking feature, as do the multiple roof slopes of the western hipped roof which visually extends to areas of walling through the use of tile hanging. Other features, such as the eyebrow windows, add further interest into the roofscape which essentially makes the greatest contribution to the overall character of the building.

The proposed extension would be single storey and flat roofed behind a parapet and as such it would not interfere with or compete with the significance of the roofscape of the main house; in addition its presence on the front elevation, the only elevation with any notable public visibility, would be both limited and little changed from the existing situation.

The southeast boundary of the site addresses the neighbouring bowling green and scout hall and it is formed of a robust hedge, mostly evergreen, over which the upper floor and roof of the application property is visible, however the existing single storey side extension and shed are not visible and the proposed replacement extension would likewise not be visible.

It is therefore considered that the proposed development would not impact upon the way in which the host property makes a positive contribution to the special architectural and historic character and appearance of the conservation area and would thus preserve that special character and appearance as is described as a desirable objective within Section 72 of the planning (Listed Buildings and Conservation Areas) Act 1990. As such, the proposal would conform to the requirements of the NPPF and with the objectives of Policy BNE2 of the LP1 and BNE10 of the LP2 in that the character and appearance of the conservation area would not be harmed.

The impact on the living conditions of the adjoining properties and the general character and appearance of the area

The proposed east side replacement extension would be single storey and would accommodate a large dining kitchen to the north end with a rear snug area facing out onto the rear south facing garden. The existing side boundary treatment between the application site and the neighbour to the west (Chestnut House) would be sufficient to preserve the current privacy levels between these 2 neighbours in accordance with the Council's SPD.

There are no residential properties to the east side of the site where the proposed replacement extension would be located and the existing frontage boundary treatment along Mitre Drive would screen the proposed single storey extension from the neighbour to the north side of Mitre Drive (31 Burton Road) thereby preserving the existing privacy levels.

As previously mentioned above, the proposed extension would be located such that there would be limited, if any, views from the public realm due to the dense boundary treatment and the character of the existing street scene would not be affected.

The proposal would therefore be considered to be in accordance with the requirements of NPPF and with Policy BNE1 of the LP1 and Policy H27 of the LP2 in that the proposed development would be of a scale and character in keeping with the host property and would not be unduly detrimental to the living conditions of adjoining properties or the general character of the area.

Although there are no specific conservation or householder development policies, the proposal would not be in conflict with the overarching objectives or the policies contained within the Adopted Repton Neighbourhood Plan.

The proposal would conform to Policy SD1 of the LP1 in that it would not lead to adverse impacts on the environment or amenity of existing and future occupiers within and around the proposed development.

The proposal would conform to the requirements of the NPPF and the NPPG and with Policy S2 of the LP1 in that planning applications received by the Council that accord with the policies in the Local Plan Part 1 (and where relevant, with policies in neighbourhood plans) will be dealt with positively and without delay unless material considerations indicate otherwise.

Recommendation

Approve with Conditions

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	11/03/2020
Report agreed:	12/03/2020
Authorised officer:	Richard Stewart
